



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2408432
Applicant Name: Brittani Ard for Restructure, LLC
Address of Proposal: 7035 16th Avenue SW

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 5,640 square feet and B) 5,000 square feet. The existing single family residence will remain.

The following approval is required:

Short Subdivision – to create two parcels of land (SMC Chapter 23.24).

BACKGROUND DATA

Zoning: SF 5000
Date of Site Visit: February 25, 2005
Uses on Site: Single family residence

Substantive Site Characteristics: This 10,640 square foot lot is located in West Seattle. The site is developed with a single family residence. Parcel B will have an L-shape with no street frontage on 16th Avenue SW. The 11.01 foot wide vehicle access will be set back 15 feet from 16th Avenue SW. Parcel A will have 92.12 feet of street frontage and will have a rectangular shape. There are trees in the front and side yards of the existing house on proposed Parcel A and a tree at the southwest corner of proposed Parcel B. However, they are not listed as exceptional trees and the short plat proposal maximizes the retention of trees on the site.

Public Comment: No comment letters were received during the comment period which ended February 2, 2005.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Departments (SFD), Seattle City Light, and Parks and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions set forth in the Land Use Code, and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not located in an environmentally critical area; therefore SMC 25.09.240 is not applicable. The proposed plat maximizes the retention of existing trees. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

Drainage

Pursuant to SMC 25.05.675C, additional mitigation beyond that already required by the Stormwater, Grading and Drainage Control Code, Chapter 22.800 of the Seattle Municipal Code, may be required if run-off from a proposed project could have adverse impacts and if the proposed project is located in an environmentally critical area or if the project drains into streams identified by the State Department of Fish and Wildlife as bearing anadromous fish. As mentioned above, this project lies within the Longfellow Creek Drainage basin and runoff from this site will drain into Longfellow Creek, an anadromous bearing stream.

Additionally pursuant to SMC 22.800 the City of Seattle Stormwater Grading and Drainage Control Code projects with less than 2,000 square feet of impervious surface are not required to provide flow control for stormwater unless the director determines that flow control requirements are needed to protect an environmentally critical area. Longfellow Creek is a Class A riparian corridor, which is an environmentally critical area.

Long-Term Impacts

Long-term impacts are anticipated as a result of approval of this proposal including: increased surface water runoff due to greater site coverage by impervious surfaces. Each lot is allowed 35 percent development coverage or 1,750 sq. ft., whichever is greater. Thirty-five percent lot coverage on each lot would result in 1,974 sq. ft. (parcel A), and 1,750 sq. ft. (parcel B). The runoff from this site goes to Longfellow Creek. Because one parcel is already developed and lot coverage for the second parcel will be under 1,750 sq. ft. no detention of Stormwater will be required per the Stormwater, Grading and Drainage Control Code (SMC 22.800).

Long fellow Creek provides habitat for aquatic species including coho salmon. During the past three years Seattle Public Utilities through their coho spawning surveys have found that a large number of coho salmon that return to Seattle creeks die before they spawn (prespawning mortality). In Longfellow Creek the prespawning mortality of coho has averaged 72 percent over the past three years. Stormwater runoff is believed to be contributing to these prespawning deaths. Therefore, SMC 22.802.015D states in part that the Director of DPD may require sites with less than 5,000 square feet of impervious surface to comply with the requirements set forth in 22.802.016. Flow control measures to meet the standards for small projects need to be incorporated into the design of future development at this site according to SMC 22.800 and Volume 3: Flow Control Technical Requirements Manual of SMC 22.800. The plat shall be conditioned to provide Stormwater control that meets the requirements of projects between 2,000 and 5,000 sq. ft. of new or replaced impervious surface flowing to a Class A or B riparian corridor per Volume 3 Flow Control Technical Requirement Manual section 1.4, Table 1, which requires detentions of the 25 year storm.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED.**

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the plat "For conditions of approval after recording see page ___ of ___."
2. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the

short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. The lot areas of each parcel shall be shown on the recording documents.

3. Submit the recording fee and final recording forms for approval.
4. Provide an easement for electrical facilities to the satisfaction of Seattle City Light. Added to the plat shall be the following statement: *"An easement is granted to Seattle City Light as shown on page _ of _."*
5. Comply with the 2003 Seattle Fire Code Section 503.1.1 Buildings and Facilities which states, "Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility." Alternatively, comply with the following exception. The fire code is authorized to increase the dimension of 150 feet where: the building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, or 903.3.1.3 and there are not more than two Group R-3 or Group U occupancies.
6. Comply with the 2003 Seattle Fire Code Section 503.2.1 Dimensions which states, "Fire apparatus access roads shall have an unobstructed width of not less than 20 feet except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 14 feet."
7. Add a condition on the face of the plat that each parcel is required to provide stormwater control that meets the requirements of projects between 2,000 and 5,000 sq. ft. of new or replaced impervious surface flowing to a Class A or B riparian corridor.
8. Provide an easement, covenant, or other legal agreement to allow for the installation of an address sign for Parcel B facing 16th Avenue SW.

Prior to Issuance of any Building Permit

9. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.
10. As a condition of the plat, the stormwater control for each parcel must meet the requirements of projects between 2,000 and 5,000 sq. ft. of new or replaced impervious surface even if the project is below this threshold in size.

Signature: _____ (signature on file) Date: July 14, 2005

Malli Anderson, Land Use Planner
Department of Planning and Development

MA: ga

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